

**MINUTES OF A REGULAR MEETING OF
THE TORRANCE PLANNING COMMISSION**

1. CALL TO ORDER

The Torrance Planning Commission convened in a regular session at 7:00 p.m. on Wednesday, May 15, 2013 in City Council Chambers at Torrance City Hall.

2. SALUTE TO THE FLAG

The Pledge of Allegiance was led by Commissioner D'.

3. ROLL CALL/ MOTIONS FOR EXCUSED ABSENCE

Present: Commissioners D'anjou, Gibson, Polcari, Rizzo, Skoll, Watson*
and Chairperson Weideman.
*arrived at 7:03 p.m.

Absent: None.

Also Present: Planning Manager Lodan, Planning Assistant Graham,
Associate Civil Engineer Symons, Plans Examiner Noh,
Sr. Fire Prevention Officer Kazandjian,
and Assistant City Attorney Sullivan.

4. POSTING OF THE AGENDA

Planning Manager Lodan reported that the agenda was posted on the Public Notice Board at 3031 Torrance Boulevard on Friday, May 10, 2013.

5. APPROVAL OF MINUTES

MOTION: Commissioner Polcari moved for the approval of the April 17, 2013 Planning Commission minutes as submitted. The motion was seconded by Commissioner Gibson and passed by unanimous vote (absent Commissioner Watson).

6. REQUESTS FOR POSTPONEMENTS – None.

7. ORAL COMMUNICATIONS #1 – None.

Chairperson Weideman reviewed the policies and procedures of the Planning Commission, including the right to appeal decisions to the City Council.

8. TIME EXTENSIONS – None.

9. SIGN HEARINGS – None.

10. CONTINUED HEARINGS – None.

11. WAIVERS – None.

12. FORMAL HEARINGS

12A. CUP13-00009, DIV13-00002: GARY C. MAXWELL (JAYANTHA AND PATTY DEMEL)

Planning Commission consideration for approval of a Conditional Use Permit to allow the construction of a three-unit residential condominium project in conjunction with a Division of Lot for condominium purposes on property located in the R-3 Zone at 21118 Amie Avenue.

Recommendation: Approval.

Planning Assistant Graham introduced the request and noted supplemental material consisting of revised Code Requirements.

Gary Maxwell, project architect, voiced his agreement with the recommended conditions of approval and briefly described the proposed project. He stated that the project was initially designed with four units and later downscaled to three units because he felt they were “pushing the envelope.” He noted that he was the architect for the condominium development to the north of this site, which was built 10-11 years ago, and this project has a higher level of architecture.

Noting that staff was requiring that the parking spaces between Units B and C be shifted to the south property line, Commissioner Rizzo questioned whether that area was a walkway.

Mr. Maxwell explained that the project was originally designed with the parking spaces along the south property line and staff suggested that they be moved to create a walkway to the rear unit, but it was later decided that the original location was preferable since the driveway serves as a walkway.

In response to Commissioner Skoll’s inquiry, Mr. Maxwell confirmed that he had reviewed the revised Code Requirements in the supplemental material and had no objection to them.

Commissioner Polcari asked when the project would break ground, and Mr. Maxwell responded that his clients are eager to proceed and he hopes to begin construction within six months.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

MOTION: Commissioner Polcari moved to approve CUP13-00009 and DIV13-00002, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote.

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution Nos. 13-018 and 13-019.

MOTION: Commissioner Polcari moved for the adoption of Planning Commission Resolution Nos. 13-018 and 13-019. The motion was seconded by Commissioner Skoll and passed by unanimous roll call vote.

12B. CUP13-00010: LITTLE SHEEP TORRANCE, LLC

Planning Commission consideration for approval of a Conditional Use Permit to allow the sale and service of beer and wine in conjunction with the operation of a restaurant on property located in the P-D Zone at 2575 Pacific Coast Highway.

Recommendation: Approval.

Planning Assistant Graham introduced the request.

CeCe Chang, project coordinator, voiced her agreement with the recommended conditions of approval. She reported that Little Sheep is an international chain of restaurants, which is expanding to the United States, and the proposed restaurant will be its third location in this country.

At Commissioner Skoll's request, Ms. Chang discussed the Mongolian hot pot cuisine to be served at the restaurant, explaining that customers cook their meat in a tableside pot of hot broth similar to Japanese shabu shabu.

In response to Chairperson Weideman's inquiry, Ms. Chang reported that the restaurant's hour of operation will be 10:00 a.m. to 3:00 p.m. for lunch and 5:00 p.m. to 11:00 p.m. for dinner and that it's expected to be open in approximately one month.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Skoll and passed by unanimous voice vote.

MOTION: Commissioner Polcari moved to approve CUP13-00010, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution No. 13-020.

MOTION: Commissioner Polcari moved for the adoption of Planning Commission Resolution No. 13-020. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

12C. PRE12-00013: STAN MONROE

Planning Commission consideration for approval of a Precise Plan of Development to allow single-story additions to an existing one-story, single-family residence on property located in the R-1 Zone at 22432 Warmside Avenue.

Recommendation: Approval.

Planning Assistant Graham introduced the request.

Simon Park, project architect, voiced his agreement with the recommended conditions of approval. He stated that his clients purchased the property approximately one year ago and they would like to expand the existing 61-year old, 880 square-foot house and replace the one-

car garage with a new two-car garage. He explained that the original design included a second story, but it was later eliminated when it became apparent that it was impossible to come up with a design that satisfied both his clients and their neighbors. He noted that the proposed project is modest in size and well within guidelines.

In response to Commissioner Watson's inquiry, Mr. Park confirmed that one of the bathrooms in the three-bedroom, two-bath house is in the master suite.

Commissioner D'anjou commended the architect and his clients for working with staff and neighbors to come up with a project that was acceptable to everyone involved.

Mr. Park stated that staff was very helpful and working with them was a very pleasant experience.

MOTION: Commissioner Polcari moved to close the public hearing. The motion was seconded by Commissioner Gibson and passed by unanimous voice vote.

Commissioner Skoll commended Mr. Park and his clients for their willingness to make concessions.

MOTION: Commissioner Polcari moved to approve PRE12-00013, as conditioned, including all findings of fact set forth by staff. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

Planning Assistant Graham read aloud the number and title of Planning Commission Resolution No. 13-021.

MOTION: Commissioner Polcari moved for the adoption of Planning Commission Resolution No. 13-021. The motion was seconded by Commissioner Gibson and passed by unanimous roll call vote.

13. **RESOLUTIONS** – None.

14. **PUBLIC WORKSHOP ITEMS** – None.

15. **MISCELLANEOUS ITEMS**

15A. **COMMUNITY DEVELOPMENT DIRECTOR WEEKLY SUMMARY REPORTS**

Planning Manager Lodan noted that the Community Development Director Weekly Summary Reports for April 26 and May 2, 2013 were provided to the Commission with ACTION SUMMARIES attached as Exhibit A and incorporated herein by reference.

CITY CLERK NOTE: Full copies of the report are available at the Community Development, 3031 Torrance Blvd., Torrance CA 90503 and posted online at <http://www.torranceca.gov>

16. REVIEW OF CITY COUNCIL ACTION ON PLANNING MATTERS

Planning Manager Lodan reported that the issue of creating a Tree Ordinance came up during the budget hearing the previous evening.

17. LIST OF TENTATIVE PLANNING COMMISSION CASES

Planning Manager Lodan reported that the agenda for the June 5, 2013 Planning Commission meeting was not yet available.

18. ORAL COMMUNICATIONS #2

18A. Commissioner Watson apologized for being late, explaining that she was caught in traffic.

18B. Planning Manager Lodan reported that Planning Assistant Graham has submitted his resignation because he intends to go to school full-time.

Commissioners commended Mr. Graham for doing an excellent job and wished him good luck.

19. ADJOURNMENT

At 7:32 p.m., the meeting was adjourned to Wednesday, June 5, 2013.

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Approved as Submitted June 19, 2013 s/ Sue Herbers, City Clerk
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